



# AGENDA

## Meeting Location:

Sloat Room—Atrium Building  
99 W. 10<sup>th</sup> Avenue  
Eugene, OR 97401

Phone: 541-682-5481  
[www.eugene-or.gov/pc](http://www.eugene-or.gov/pc)

The Eugene Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please at any of the meetings. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hour notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hour notice. To arrange for these services, contact the Planning Division at 541-682-5675.

## **MONDAY, JUNE 23, 2014 – REGULAR MEETING (11:30 a.m. to 1:30 p.m.)**

### **11:30 a.m. I. PUBLIC COMMENT**

The Planning Commission reserves 10 minutes at the beginning of this meeting for public comment. The public may comment on any matter, **except for items scheduled for public hearing or public hearing items for which the record has already closed.** Generally, the time limit for public comment is three minutes; however, the Planning Commission reserves the option to reduce the time allowed each speaker based on the number of people requesting to speak.

### **11:40 a.m. II. PLANNING COMMISSIONER UPDATES: PORTLAND DESIGN REVIEW FIELD TRIP, ENVISION EUGENE RESOURCE GROUP**

### **11:55 a.m. III. SOUTH WILLAMETTE SPECIAL AREA ZONE** Staff: Robin Hostick, 541-682-5507

### **1:15 p.m. IV. ITEMS FROM COMMISSION AND STAFF**

- A. Other Items from Staff
- B. Other Items from Commission
- C. Learning: How are we doing?

Commissioners: Steven Baker; John Barofsky; Jonathan Belcher; Rick Duncan; John Jaworski (Vice-Chair); Jeffery Mills; William Randall (Chair)

**AGENDA ITEM SUMMARY**  
**June 23, 2014**

**To:** Eugene Planning Commission

**From:** City of Eugene Planning Division

**Subject:** South Willamette Concept Plan Implementation: Draft Design Code

**ISSUE STATEMENT**

This work session is a continuation of previous discussions on May 5, May 19, and June 2 regarding the development of the South Willamette Special Area Zone; for additional background, please see the AIS materials for these dates.

**BACKGROUND**

At the May 5, 2014 work session, Commissioners reviewed code concepts at a high level and began a more detailed discussion of proposed transition standards. During the following week, Commissioners provided input to prioritize more detailed review of the following concepts:

- Transition standards (continuation of previous discussion)
- Design review
- Limited, built-in flexibility and incentives for open space, parking and building height
- Design standards

Although design review was rated as the second-highest priority behind transition standards, additional work is needed to develop realistic alternatives and support a productive discussion.

The May 19<sup>th</sup> work session addressed transitions and possible changes in development type and uses proposed in the South Willamette Concept Plan. The June 2<sup>nd</sup> work session focused on reaching resolution for a range of suggestions made by individual Commissioners. The specific topics and outcomes of this discussion are reflected in Attachment A.

This work session will address items identified for further discussion and continue with a review of priority topics, specifically design flexibility and design standards. As we continue the review process, specific, actionable suggestions will be most useful for staff in crafting a code that meets the Planning Commission's expectations. Where changes to proposed concepts are suggested, a clear sense of whether the suggestion is generally supported by the Commission will be needed.

**NEXT STEPS**

Following revisions based on this input and comments from the Planning Commission, a draft code will be introduced for public discussion later this summer and fall. In addition, a test drive of the draft code with partners at the American Institute of Architects is currently underway and will continue through Thursday, June 19<sup>th</sup>. This information, in addition to the complete code, will be discussed by the

Planning Commission later this summer and fall. Note that review time lines may be extended to allow time for additional public outreach on long-term street options. This work will continue to be coordinated with the South Willamette Street Improvement Project and other ongoing implementation work such as MUPTE and Opportunity Siting.

#### **ATTACHMENTS**

- A. Planning Commission Review – Working Summary (updated for 6.23.14)

#### **FOR MORE INFORMATION**

Robin Hostick at 541-682-5507 or [robin.a.hostick@ci.eugene.or.us](mailto:robin.a.hostick@ci.eugene.or.us)

## South Willamette Special Area Zone Planning Commission Review – Working Summary

June 23, 2014

Topic		Suggestion	Considerations	Resolution
Development Type*	1	Only transition different uses across streets	<ul style="list-style-type: none"> <li>Reduces adjacency issues between differing uses along property boundaries</li> <li>Increases up-zoning of residential or eliminates significant amounts of commercial/mixed use (e.g. along Willamette)</li> <li>Adjacency concerns are addressed through transition requirements</li> </ul>	Suggestion declined
Development Type*	2	Do not upzone single family properties; remove MF along 29 <sup>th</sup> Ave. and remove row houses along Portland Street and High Street as use transitions	<ul style="list-style-type: none"> <li>Reduces change to existing properties</li> <li>Retains existing adjacency concerns between high-intensity mixed use and single family residential</li> <li>Eliminates use transitions</li> <li>Reduces housing type options</li> </ul>	Suggestion declined
Development Type*	3	Alternative to #2: Rezone larger blocks of existing single family to multifamily where changes are already proposed	<ul style="list-style-type: none"> <li>Promotes consistency across blocks within district</li> <li>Increases change to existing properties</li> <li>Suggestion needs refinement to specific areas</li> </ul>	Suggestion declined
Development Type	4	Require a PUD for row houses	<ul style="list-style-type: none"> <li>Intent of code is to address design issues specific to each development type through clear/objective standards that also reduce process/increase predictability</li> <li>PUD standards are oriented towards larger developments and do not address design issues specific to row houses</li> </ul>	Suggestion declined
Transitions	5	Limit the extent of the sloped setback	<ul style="list-style-type: none"> <li>Suggestion needs refinement</li> </ul>	Add to “design standards” discussion
Transitions	6	Use the City of Portland variable setback standard based on wall area	<ul style="list-style-type: none"> <li>Provides additional flexibility for development</li> <li>Increases complexity for design and plan review</li> </ul>	Suggestion declined
Transitions	7	Require parking as transition from MF or MU to SF	<ul style="list-style-type: none"> <li>Increases buffer to adjacent low-density residential</li> <li>Reduces development options for MF and MU sites</li> </ul>	Further discussion
Transitions	8	Disallow balconies and dormers along property lines next to SF homes (only allow along front property lines);	<ul style="list-style-type: none"> <li>Reduces privacy impacts to ex. low-density residential</li> <li>Potentially reduces livability for future residents; impacts marketability of housing and feasibility of redevelopment</li> </ul>	Further discussion

		alternatively: use different standards	<ul style="list-style-type: none"> <li>Reduces design options/flexibility</li> </ul>	
Transitions	9	Clarify that tree waiver applies only to standards triggered at the time of development	<ul style="list-style-type: none"> <li>Eliminates possible assumption that waiver may pass to future property owners or apply to other, future development proposals</li> </ul>	Include clarification in code
Transitions	10	Apply transition standards to row houses	<ul style="list-style-type: none"> <li>Reduces protections to ex. low-density residential</li> <li>Reduces flexibility and feasibility for row houses; narrow lots may preclude row house development due to additional side-yard setbacks</li> </ul>	Add to SFO standards discussion
Transitions	11	Reference existing solar access standards instead of proposed standards	<ul style="list-style-type: none"> <li>Promotes consistency with existing code</li> <li>Proposed solar access standards (as part of transition standards) protect R-1 and SFO properties adjacent to all adjacent development types; existing standards apply only to structures on R-1 and R-2 zoned lots</li> <li>Existing standards require significantly greater setbacks for a given building height than proposed standards</li> </ul>	Further discussion
Transitions	12	Utilize existing transition standards used in SUNA n'hood instead of proposed standards	<ul style="list-style-type: none"> <li>Promotes consistency with existing code</li> <li>Proposed transition standards offer more protection and greater flexibility than existing SUNA standards</li> </ul>	Suggestion declined
Parking	13	Increase parking standards to match university area (i.e. establish parking standards based on number of bedrooms vs. number of units)	<ul style="list-style-type: none"> <li>Reduces potential impacts on adjacent neighborhoods from excess parking demand</li> <li>Reduces feasibility of redevelopment; reduces housing and job capacity of district</li> <li>Distorts market for effective parking pricing</li> <li>Many other elements proposed to address parking demand, including permit system to address neighborhood parking issues if needed</li> </ul>	Suggestion carried

*\* Currently proposed development types and subdistricts closely reflect the content of the South Willamette Concept Plan. The location of proposed development types is based on extensive public discussion and fine-tuning to balance needs and priorities in the area with an emphasis on minimizing change vs. accommodating growth; significant changes would alter this balance.*